

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**December 15, 2009
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

1. **Meeting Called to Order at 6:30 p.m.**
2. **Pledge of Allegiance was lead by Commissioner Sully.**
3. **Roll Call**

Commissioner Shirhall, Chairman – Absent with Cause
Commissioner Sully, Vice Chairperson
Commissioner Coleman
Commissioner McKenzie
Commissioner Menth

Others Present:

Laura Webster, Senior Planner
Russell Hildebrand, City Attorney
Terry Richardson, Assistant City Manager
Larry Wing, City Engineer
David Mohlenbrok, Senior Planner
Candace Johnson, Planning Commission Secretary

About 35 others

4. **Minutes** – The minutes of November 17, 2009 were approved as submitted.
5. **Correspondence** - None
6. **Citizens Addressing the Commission on Non Agenda Items** - None

Scheduled Items:

7. **BLUE OAKS CINEMA
CONDITIONAL USE PERMIT, U-2009-04
SR ENTERTAINMENT GROUP**

This application is a request for approval of a conditional use permit to operate a 16 screen movie theater within the building known as Major A of the Blue Oaks Towncenter (formerly the Mervyn's store). The theater is proposed to include approximately 2888 seats and occupy 57,000 square feet of the 80,000 square foot existing building. The unoccupied balance of the building will be used by another future tenant. There are no proposed changes to the exterior of the building.



The subject property is generally located at the 6692 Lonetree Boulevard, Rocklin, CA. APN# 487-010-002.

The property is zoned Planned Development-Commercial. The General Plan designation is Retail Commercial (RC).

Laura Webster presented the staff report.

Larry Wing, City Engineer, addressed the Commission with regard to traffic to the project site. He stated that based upon the conceptual plan provided by the applicant and the existing improvements he felt that this is adequate to cover the 16 theater complex and the shopping center.

The Commission had no questions for staff.

Janet Triplett representing Blue Oaks Town Center, addressed the Commission.

The Commission had no questions for Ms. Triplett.

Michael Smythe, Owner and Developer of the Blue Oaks Town Center, addressed the Commission.

Applicant's representative, Neil Permuter, SR Entertainment Group, addressed the Commission and gave a short PowerPoint presentation.

The Commission had questions for the Applicant regarding the following:

1. Types of movies that will be shown.

The hearing was opened to the public for their comments.

Nicole Felix, owner of Yakity Yak in Blue Oaks towncenter, spoke in support of the project.

Tammy Cooper, Chair of Rocklin Area Chamber of Commerce, read letter of support from the Chamber Board of Directors. Ms. Cooper also voiced her support of the project as the manager of RC Willey and tenant of Blue Oaks Town Center.

Michael Jeffries, Marriott Springhill Suites, spoke in support of the project.

Debbie Colon, Staybridge Suites, spoke in support of the project.

Robert Poestch, Rocklin, CA, expressed concerns with the traffic stacking on Lonetree Boulevard. He stated that he supports the project, but had reservations about traffic at the center.

Brian O'Malley, Mel's Drive In, spoke in favor of the project.

Brad Schulke, Sportsman's Warehouse, spoke in favor of the project.

The hearing was closed to the public.



Commissioner Menth asked Larry Wing if the median could allow for additional stacking.

Mr. Wing answered that the left turn lane at the intersection of Grand Canyon and Lonetree could not accommodate for additional stacking because the traffic would back up to the left turn into the Blue Oaks Marketplace. He stated that there are three other signalized intersections.

Commissioner Coleman asked Mr. Wing if traffic circulation for a movie theater was considered when the original concept for the Blue Oaks Marketplace was presented.

Terry Richardson responded that the original conceptual plan contained a movie theater but the submitted plan did not include a movie theater. He stated that the existing parking is beyond the requirement and that the economy of scale of that size center would adequately handle all parking on site.

Commissioner Coleman asked if the parking was a consideration before the project was submitted.

Mr. Richardson stated that the parking for a movie theater had been considered initially.

Commissioner McKenzie asked if there was a way to condition the use permit for the use of neon on the exterior of building.

Staff responded that a condition could be added and exhibits from what was presented by the applicant to illustrate that the Commission approved the addition of neon to the tower elements on all sides of the building.

Commissioner Menth wanted clarification that the neon would not be considered signage but a building feature.

Staff stated that the neon would be considered incidental and an accent material.

Commission Deliberation/Discussion:

Commissioner Menth stated that the project is a great addition to the Blue Oaks Town Center. He supports the addition of language sufficient to accommodate the neon around the tower elements. He finds it consistent with the General Plan and feels that it fits in as a reuse of an existing facility. He stated that he supports the project wholeheartedly.

Commissioner McKenzie stated that it makes sense to reuse the building in a way that benefits the balance of the center. He stated that he felt the parking was more than adequate parking and based upon staff's comments, feels that the traffic issues had been addressed. He stated that he felt that it was consistent with zoning and surrounding uses and felt that it would compliment the current uses and make it a more functional center than it is currently.

Commissioner Coleman declared ex parte communication with the applicant and made no commitments at the time. He stated that he felt that the timing could not be better for this project. He also stated that he concurred with Commissioner Menth and Commissioner McKenzie's findings and supports the project.

Commissioner Sully stated that she also concurred with the Commission's findings and that the project meets the General Plan. She stated that she liked both the use and the location for this project.

On a motion by Commissioner Menth and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Blue Oaks Cinema / U-2009-04) was approved by the following vote:

Roll Call Vote:

AYES: Commissioner Menth, Coleman, McKenzie and Sully
NOES: None
ABSENT: Shirhall
ABSTAIN: None

Motion carried: 4/0

On a motion by Commissioner Menth and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT UNDER ROCKLIN MUNICIPAL CODE SECTION 17.70.020.B (Blue Oaks Cinema / U-2009-04) was approved as amended by the following vote :

3. Neon Application

The use of neon accent lighting is limited to the building tower elements and locations depicted in the applicant's presentation materials, attached hereto and incorporated herein as part of Exhibit A.

Roll Call Vote:

AYES: Commissioner Menth, Coleman, McKenzie and Sully
NOES: None
ABSENT: Shirhall
ABSTAIN: None

Motion carried: 4/0

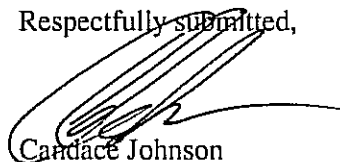
10. Reports and Discussion Items from Planning Commissioners

11. Reports from City Staff

12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:09 p.m.

Respectfully submitted,



Candace Johnson
Planning Commission Secretary